175.0	0005	0011.D	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,043,800 / 1,043,800
					USE VALUE:	1,043,800 / 1,043,800
					ASSESSED:	1,043,800 / 1,043,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAIRD DANIEL W & SAEKO N
Owner 2:	
Owner 3:	
Street 1:	27 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARKUSSEN STEPHEN J & DONNA R/ -
Owner 2:	TRS/ MARKUSSEN FAMILY RLTY TR -
Street 1:	27 NICOD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1963, having primarily Wood Shingle Exterior and 2958 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	588,300	4,000	451,500	1,043,800
Total Card	0.172	588,300	4,000	451,500	1,043,800
Total Parcel	0.172	588,300	4,000	451,500	1,043,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.85 | /Parcel: 352.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117536
GIS Ref	
GIS Ref	
Insp Date	01/05/17

!13675!

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0005-0011.D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	587,000	4000	7,500.	451,500	1,042,500	1,042,500	Year End Roll	12/18/2019
2019	101	FV	479,300	4100	7,500.	445,100	928,500	928,500	Year End Roll	1/3/2019
2018	101	FV	347,700	4100	7,500.	341,900	693,700	693,700	Year End Roll	12/20/2017
2017	101	FV	330,900	0	7,500.	322,500	653,400	653,400	Year End Roll	1/3/2017
2016	101	FV	330,900	0	7,500.	296,700	627,600	627,600	Year End	1/4/2016
2015	101	FV	326,100	0	7,500.	277,400	603,500	603,500	Year End Roll	12/11/2014
2014	101	FV	326,100	0	7,500.	255,400	581,500	581,500	Year End Roll	12/16/2013
2013	101	FV	326,100	0	7,500.	255,400	581,500	581,500		12/13/2012

PRINT

Date	Time
12/11/20	03:35:57

LAST REV

Date	Time
11/01/18	16:30:33
apro	
13675	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARKUSSEN STEPH	69057-223		3/27/2017		975,000	No	No		
MARKUSSEN STEPH	68515-522		12/1/2016	Convenience	1	No	No		
MARKUSSEN STEPH	63691-302		6/2/2014	Convenience	1	No	No		
MARKUSSEN STEPH	62568-268		9/3/2013	Convenience	1	No	No		
FAGAN ELLEN	28156-454		2/6/1998		219,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/11/2002	97	Addition	40,000	C				ADD SECOND FLOOR
6/27/2000	507	Addition	18,000	O				16X21 ADDITION-16X
5/18/2000	361	AbvGrd.	1,500	O				

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2017	Measured	DGM	D Mann
2/4/2009	Entry Denied	336	PATRIOT
5/22/2002	Permit Visit	PM	Peter M
8/21/2001	Permit Visit	PM	Peter M
2/17/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	117536
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 451,500 | Spl Credit | Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12468350
Const Adj.:	1.36350000
Adj $ / SQ:	191.688
Other Features:	133787
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	722702
Depreciation:	134423
Depreciated Total:	588280

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	

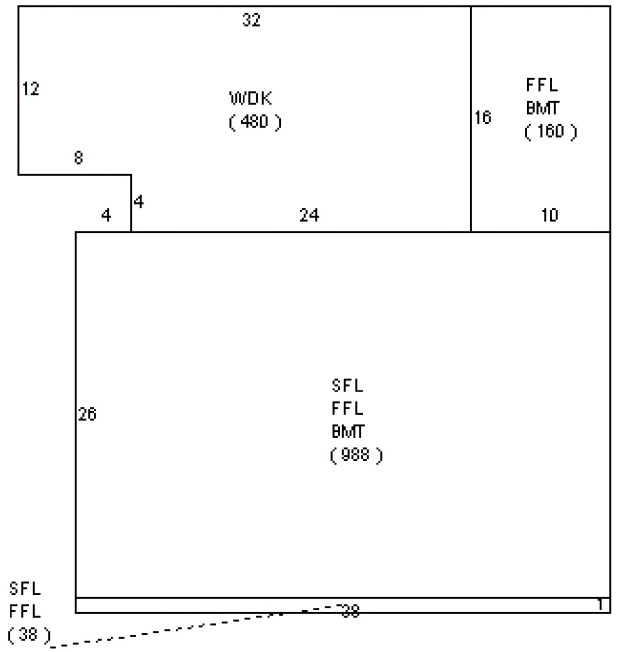
REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	210.86
Special Features:	0	Val/Su Net:	153.20
Final Total:	588300	Val/Su SzAd	265.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,186	191.690	227,342
BMT	Basement	1,148	81.800	93,910
SFL	Second Floor	1,026	191.690	196,672
WDK	Deck	480	11.020	5,290

Net Sketched Area:	3,840			Total:	523,214
Size Ad	2212	Gross Are	3840	FinArea	2958

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0005-0011.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1993	0.00	T	20.8	101						
11	Pool-Vinyl	D	Y	1	14X14	A	AV	1993	25.49	T	20.8	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000